

CITY OF VANCOUVERSPECIAL COUNCIL - FEBRUARY 16, 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 16, 1978, at 7:30 p.m., in the Renfrew Community Centre, 2929 East 22nd Avenue, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Brown
Aldermen Bellamy, Ford, Gerard, Harcourt,
Marzari, Puil and Rankin

ABSENT: Mayor Volrich (Civic Business)
Alderman Gibson
Alderman Kennedy (Civic Business)

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Brown in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - N/W Corner of East 14th
Avenue and Nootka Street

An application was received from Mr. J.G. Redmond of the Greater Vancouver Housing Corporation to rezone Lot 21, Block A, Section 43, T.H.S.L., Plan 11660 being the northwest corner of East 14th Avenue and Nootka Street

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District.

The proposed CD-1 By-law would restrict the form of development as follows:

Uses

- a maximum of 48 dwelling units for physically handicapped individuals and their families.
- accessory uses customarily ancillary to the above (including off-street parking).

subject to such conditions as Council may by resolution prescribe.

Floor Space
Ratio

- Not to exceed 0.875

In computing the floor space ratio the floor area of the building shall include the total area of all floors of all the building on the site, including accessory buildings (measured to the extreme outer limits of the building), except for areas of floors used for parking purposes and areas of cellars which are used as heating, laundry rooms and storage.

In addition, balconies, canopies, sun decks and other appurtenances which in the opinion of the Director of Planning, are similar to all the foregoing, may be excluded from floor area provided that all such items do not exceed eight per cent of the permitted floor area.

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Special Council (Public Hearing), February 16, 1978 2

Rezoning - N/W Corner of East 14th
Avenue and Nootka Street (cont'd)

- Height - Not to exceed 3 storeys and cellar, nor 28 ft. measured from the average grade of the lane as determined by the City Engineer.
- Off-Street Parking - Spaces shall be maintained in accordance with Section 12 of Zoning and Development By-law No. 3575, provided that parking spaces for residential uses shall be assessed at a minimum of one parking space for every two dwelling units pursuant to subsection 1(6) of Schedule B which forms part of Zoning and Development By-law No. 3575 and meeting the standard requirement for parking for the physically disabled.

And subject to the following conditions:

- (i) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress including emergency vehicle access, off-street parking, garbage collection and provision of usable amenity areas including outdoor open space.
- (ii) That the form of development is not to be materially different from the plans labelled "G.V.H.C. Handicapped Housing" dated July 1977 and stamped "Received, City Planning Department, August 19, 1977".

It is to be noted that the foregoing regulations and conditions are based on the understanding that the proposed development is to provide residential accommodation for families (at least one member of which is physically handicapped) of low income under the provisions of the National Housing Act.

Should the above conditions not be complied with by the applicant within 180 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

Any consequential amendments.

Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

Mr. R. Scobie, Zoning Division of the Planning Department, reviewed the application and gave a brief verbal description of the physical characteristics of the building and the site and pointed out that the Director of Planning was not prepared to recommend approval of the application but had submitted a revised proposal for a scaled-down development (copies of which were before Council).

(At this point in the proceedings, Aldermen Harcourt and Marzari joined the meeting.)

The Deputy Mayor called for speakers for or against the application and representations were received as follows:

- Mr. W.E. Casson, Director of Housing, Greater Vancouver Regional District, advised Council that the development is proposed following discussions by the Housing Corporation with the Social Planning and Review Council (SPARC), Canadian Paraplegic Association, Handicapped Resource Centre and other agencies and is for physically handicapped persons and their families.

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Rezoning - N/W Corner of East 14th
Avenue and Nootka Street (cont'd)

Mr. Casson distributed copies of a brief dated February 7, 1978 (copy on file in the City Clerk's Office), which showed that a survey of the handicapped indicated that 39% of handicapped persons pay more than 45% of their income to housing and that therefore there is a great need for housing to accommodate the disabled.

Mr. Casson noted that the Director of Planning had suggested that the density of the development be reduced from .875 to .75 and said that because the proposed building contains special ramps, wider hallways and entrances, that it should be treated as a special case and the greater floor space ratio should be permitted.

Mr. Casson reported that since the proposal was considered by the Council's Planning and Development Committee on December 15, 1977, the building has been scaled-down from 48 dwelling units to 45 units. Mr. Casson urged that the application be approved.

- Mr. Tom Parker representing the Canadian Paraplegic Association and the G.F. Strong Rehabilitation Centre, commended the architects for the design of the building, pointed out that handicapped persons have experienced extreme difficulty finding suitable accommodation and urged that the application be approved.
- Mr. Ken J. Scherling, 3069 East 16th Avenue, suggested that the proposed site is less than desirable for residential accommodation for the following reasons:
 - there is a high noise level from nearby Grandview Highway with its adjacent railway tracks
 - there are noise producing industries in the area
 - there could be traffic problems as 14th Avenue is not a through street and it is impossible to make left turns on to Grandview Highway.

Mr. Scherling also pointed out the proposed parking ratio of one space per two units is inadequate, that there is no playground in the vicinity, there is a lack of adequate shopping facilities, there are rats in the creek that runs alongside the subject property and that the creek is hazardous. He urged the application be refused.

- Mr. D.F. Burges, 3020 East 15th Avenue, spoke in opposition to the application and stated the creek adjacent to the property gives off a stench, that there are rats along the creek and that the creek itself is dangerous.
- Mr. Barry Goodwin, Central Mortgage and Housing Corporation, advised Council that CMHC is providing the capital funding and that the advantages of the site outweigh any disadvantages and that any problems with the creek can be resolved.
- Ms. Andria Spindel, Social Planning and Review Council, praised the design of the building which she pointed out will permit the handicapped to reside in a residential area and urged approval of the application as affordable housing is a problem for handicapped persons.
- Ms. Linda Casilio of the Handicapped Resource Centre also pointed out that affordable housing is difficult to find for the handicapped and urged approval of the application.
- Ms. Pat McRae, B.C. Coalition of the Disabled, stated that handicapped persons are in extreme need of appropriate accommodation and urged that the application be approved.

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Special Council (Public Hearing), February 16, 1978 4

Rezoning - N/W Corner of East 14th
Avenue and Nootka Street (cont'd)

- Ms. Jane Wong of 2875 East 16th Avenue, expressed support for the application.
- Mr. Wally Ross of the GVRD Handicapped Housing Advisory Committee, pointed out there is an acute shortage of housing sites and that it took the GVRD some three years to find a suitable site. He urged approval of the application.
- A resident of the area suggested that the site is not fit for human habitation and said there was talk some years ago of a freeway being constructed through this property.
- Mr. C. Wither, 2966 Grandview Highway, expressed concern that there is inadequate parking provided in the proposal and that there would be traffic problems.
- Mr. Ed Wither, part owner of 2966 Grandview Highway, suggested the creek which borders the property is an open sewer and suggested that the handicapped should be housed closer to shopping facilities.
- Ms. Betty Leung, 3072 East 14th Avenue, expressed concern that if the City is planning to construct a highway along the north side of 14th Avenue, the project should not be built.
- A resident of the area suggested that it would not be fair to the handicapped to place them in an area where there could be traffic problems and a lack of shopping facilities.
- Ms. Leonore Freiman of Social Planning and Review Council advised Council that SPARC is satisfied with the proposed development.
- Mr. Doug Munn of the Disabled Citizens Resource Council, stated handicapped persons should have the right to decide where they wish to live and have selected this site. He also stated that problems associated with the site which had been raised by previous speakers are ones which could be rectified.

During the hearing of representations from the public, the Executive Assistant to the City Manager, responding to a question by Council regarding concerns of the public that a highway was planned through the subject property, pointed out that the project had received clearance from the City Engineer.

MOVED by Ald. Gerard,

THAT the application of Mr. J.G. Redmond of the Greater Vancouver Housing Corporation be approved, on the understanding that it is for a maximum of 45 dwelling units and subject to the conditions and restrictions related to the application which was before Council at this Hearing.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil in amendment,

THAT the application of Mr. J.G. Redmond of the Greater Vancouver Housing Corporation be amended by reducing the number of dwelling units to 40 and subject to the conditions proposed by the Director of Planning in Appendix "D" of the City Manager's report dated December 6, 1977.

- LOST

(Aldermen Bellamy, Ford, Gerard, Harcourt, Marzari and Rankin opposed)

The motion to amend having lost, the motion by Alderman Gerard was put and CARRIED UNANIMOUSLY.

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Special Council (Public Hearing), February 16, 1978 5

Rezoning - N/W Corner of East 14th
Avenue and Nootka Street (cont'd)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted and
the Director of Legal Services be instructed to prepare and bring
in the necessary amendments to the Zoning and Development By-law
and the Sign By-law.

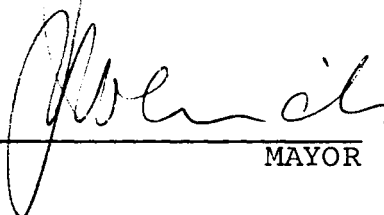
- CARRIED UNANIMOUSLY

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The Special Council adjourned at approximately 9:20 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of February 16, 1978, adopted on
March 7, 1978.


MAYOR


CITY CLERK